

# SAN ANTONIO PLANNING COMMISSION AGENDA



April 26, 2006  
2:00 P.M.



James Darryl Byrd, *Chairperson*

Murray H. Van Eman, *Vice Chair*

Robert Hanley

Jose R. Limon

Elisa Chan

Cecilia Garcia *Chair – Pro Tem*

Amelia Hartman

Dr. Francine S. Romero

John Friesenhahn

♿ THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD. ♿

CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 12:30 P.M., Tobin Room

- Discussion and follow-up from the Planning Commission retreat held on September 16, 2005.
- Briefing on Master Plan Policies (Planning Department)
- Briefing on agenda items may be discussed (Development Services)

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call

### 4. Citizens to be heard

## 5. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 060351	Colonies North Subdivision BSL (At the northeast corner of Sugarhill Drive and Claypool Court intersection.)	8	549 C-4

### PLANNED UNIT DEVELOPMENT (PUD) PLANS:

B. 05-039	Westwinds East and South (On Culebra Road, between West Loop 1604 North and Roft.)	OCL/6	577 E-3
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**REPLATS:**

<b>C. 050070</b>	<b>The Village at Quarry Market</b> (Near the intersection of Jones Maltsberger Road and Basse Road.)	<b>9</b>	<b>583 A-2</b>
<b>D. 050681</b>	<b>Harlandale Acres No. 8 3<sup>rd</sup> Filing Replat</b> (On the southeast corner of Escalon Avenue and W. Formosa Blvd.)	<b>3</b>	<b>682 B-1</b>
<b>E. 060064</b>	<b>SAVRS-PETSC</b> (Northwest of the Fredericksburg and Huebner Road intersection.)	<b>8</b>	<b>548 F-4</b>
<b>F. 060176</b>	<b>Karta Technology II</b> (On the north side of Northwest Parkway, west of IH-10.)	<b>8</b>	<b>548 E-2</b>
<b>G. 060178</b>	<b>Firstmark Credit Union</b> (On the south side of S.E. Military Drive, west of Mission Road.)	<b>3</b>	<b>651 B-7</b>
<b>H. 060374</b>	<b>Greenbriar, Unit 2 BSL</b> (On the south side of Callaghan Road, east of IH-10.)	<b>8</b>	<b>549 D-8</b>

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**CONSENT ITEMS**

**NOTICE TO THE PUBLIC:** All matters listed under "Consent Agenda " are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

**PUBLIC HEARINGS FOR ITEMS 6-13 HELD ABOVE:**

<b>6.</b>	<b>060351</b>	<b>Colonies North Subdivision BSL</b> (At the northeast corner of Sugarhill Drive and Claypool Court intersection.)	<b>8</b>	<b>549 C-4</b>
<b>7.</b>	<b>05-039</b>	<b>Westwinds East and South PUD</b> (On Culebra Road, between West Loop 1604 North and Roft)	<b>OCL/6</b>	<b>577 E-3</b>
<b>8.</b>	<b>050070</b>	<b>The Village at Quarry Market</b> (Near the intersection of Jones Maltsberger Road and Basse Road.)	<b>9</b>	<b>583 A-2</b>
<b>9.</b>	<b>050681</b>	<b>Harlandale Acres No. 8 3<sup>rd</sup> Filing Replat</b> (On the southeast corner of Escalon Avenue and W. Formosa Blvd.)	<b>3</b>	<b>682 B-1</b>
<b>10.</b>	<b>060064</b>	<b>SAVRS-PETSC</b> (Northwest of the Fredericksburg and Huebner Road intersection.)	<b>8</b>	<b>548 F-4</b>
<b>11.</b>	<b>060176</b>	<b>Karta Technology II</b> (On the north side of Northwest Parkway, west of IH-10.)	<b>8</b>	<b>548 E-2</b>

- PLATS:**

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|-----|--------|--|-----|-----|-----|
| 14. | 040601 | <b>Glenloch Farms, Unit 2</b><br>(On the south side of Binz-Engelman Road, east of Foster Meadows.)  | OCL | 586 | B-7 |
| 15. | 050274 | <b>Bella Vista Unit 1 Section 2</b><br>(On the north side of F.M. 1957/Potranco Road, east of Hwy 211 and west of Loop 1604.)                    | OCL | 610 | E-4 |
| 16. | 050433 | <b>Fossil Creek Unit 3 Commercial PUD</b><br>(At the northeast corner of Bulverde Road and East Evans Road.)                                     | OCL | 484 | B-4 |
| 17. | 050479 | <b>Alamo Ranch, Unit 41C PUD</b><br>(On the southeast corner of Alamo Ranch Parkway and Del Webb Blvd.)  | OCL | 577 | D-5 |
| 18. | 050679 | <b>Westwinds North, Unit 1</b><br>(On the eastside of F.M. 1560, west of Loop 1604, south of F.M. 471/Culebra and north of Alamo Ranch Parkway.) | OCL | 577 | E-2 |
| 19. | 060005 | <b>Sulphur Springs, Unit 1</b><br>(On the north side of New Sulphur Springs Road, east of Foster Road.)  | 2   | 653 | B-5 |
| 20. | 060025 | <b>Chestnut Springs Subdivision, Unit 4</b><br>(At the southeast corner of the Vista West Drive and Hunt Lane intersection.)                     | 6   | 613 | A-4 |
| 21. | 060038 | <b>Westwinds East, Unit 1 PUD</b><br>(West of Alamo Ranch Parkway and Lone Star Parkway.)  | OCL | 577 | E-3 |
| 22. | 060056 | <b>Saddle Mountain, Unit 1</b><br>(On the north side of Evans Road, east of Stone Oak Parkway.)  | 9   | 483 | A-6 |
| 23. | 060068 | <b>Westwinds North Unit 3</b><br>(Southwest of the Culebra Road and Alamo Parkway, on Alamo Parkway.)  | OCL | 577 | E-3 |
| 24. | 060073 | <b>Seale, Unit 6</b><br>(West of Loop 1604, east of Grosenbacher Lane, north of Marbach Road and south of Dove Canyon Road.)                     | OCL | 611 | F-6 |
| 25. | 060079 | <b>Westwinds South, Unit 1 PUD</b><br>(On the southwest corner of Wild Pine and Lone Star Parkway.)  | OCL | 577 | E-4 |

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|-----|--------|--|-------------|
| 26. | 060092 | <b>Marbach Village</b><br>(South of Marbach Road, on future Marbach Oaks.)   | OCL 612 E-6 |
| 27. | 060103 | <b>Westover Hills Unit 26</b><br>(The extension of Rogers Road, north of Wiseman Road and Rogers Road intersection.) | 6 578 C-6   |
| 28. | 060142 | <b>Saddle Mountain, Unit 2</b><br>(On the north side of Evans Road, at Peacemaker.)                                  | 9 483 A-6   |

**DEFERRALS:**

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|-----|--------|---|-----------|
| 29. | 050667 | <b>Shade Tree Car Wash Subdivision</b><br>(On the southwestern side of Bandera Road, east of Knights Peak.) | 7 547 D-7 |
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**SPECIAL PROJECTS:**

30. **S.P. No. 1268** – Request to declare as surplus and sell two (2) tracts of City-owned real properties (Department of Asset Management)
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## INDIVIDUAL CONSIDERATION

**VARIANCES and APPEALS:**

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|-----|-----------|---|-------------|
| 31. | 06-IV-04  | <b>Javier P. Mora</b> (Certificate of Determination Appeal)<br>(On the northeast side of Hwy 16, north of Ranch Parkway.)                   | OCL 512 B-3 |
| 32. | 060080    | <b>Highpoint at West Creek, Unit 4</b> (Variance/Interpretation Request)<br>(Northeast of the Talley Road and Westcreek Road intersection.) | OCL 611 C-3 |
| 33. | 06-02-023 | <b>Dove Canyon</b> (Vested Rights Appeal)<br>(On the southern side of Dove Canyon, west of Loop 1604.)                                      | OCL 612 A-6 |

**COMPREHENSIVE MASTER PLANS:**

34. Consideration of a resolution affirming that an update to the **Five Points Neighborhood Plan** is not warranted at this time, in accordance with Planning Departments staff's recommendation and analysis. (Planning Department)
35. Consideration of a resolution affirming that an update to the **Lavaca Neighborhood Plan** is not warranted at this time, in accordance with Planning Department staff's recommendation and analysis. (Planning Department)

**OTHER ITEMS:**

36. Consideration of a resolution reappointing members to the Planning Commission Technical Advisory Committee (Development Services)
37. Approval of the minutes for the April 12, 2006 Planning Commission meeting
38. Director's report
39. Questions and discussion
40. Executive Session: Discuss legal issues related to *Shavano Rogers Ranch North No. 3, Ltd v City of San Antonio*, Cause No. 2005-CI-0528; In the 408<sup>th</sup> Judicial District Court, Bexar Count Texas; pursuant to Texas Government Code Section 551.071 (consultation with attorney). Frank Garza, Outside Counsel. Any of the above agenda items may be discussed as well.
41. **ADJOURNMENT**